

May 20, 2016

**COSS PLANNING & ZONING
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Ms. Michelle M. Alexander
Director, Department of Community Development
City of Sandy Springs
7840 Roswell Road
Building 500
Sandy Springs, Georgia 30350

Re: RZ 16-0095 and U 16-0024– Amendment to Letter of Intent to Request Concurrent
Variance to Increase Maximum Lot Coverage to Seventy-Nine Percent (79%)

Dear Michelle:

Northside Hospital, Inc. ("Northside") has applied to rezone the medical campus and adjoining parcels from O-I-C to O-I-C to allow additional square footage to be developed on the Property and to obtain a use permit to allow construction of a ten-story parking structure. Upon further review of the existing as-built conditions and the zoning site plan, we have concluded that the Property currently exceeds the seventy percent (70%) lot coverage limitation in the O-I regulations and that the proposed improvements will increase this nonconformity slightly. Specifically, the area of the footprint of all existing buildings and parking currently stands at seventy-four percent (74%). Northside now files this amendment to the pending application to seek a concurrent variance to increase the maximum allowable lot coverage to seventy-nine percent (79%) so that the proposed tower addition and parking structure may be constructed.

Enclosed please find the following:

- 1) Two full-size copies and one 11 x 17 copy of a Site Plan by Long Engineering, Inc. dated May 23, 2016; and
- 2) Check for \$350 made payable to the City of Sandy Springs.

Relief requested:

Concurrent Variance Request for relief from Section 8.1.3.(J) to allow the area of the total footprint of all buildings and parking to exceed the maximum lot coverage of seventy percent (70%) and to allow lot coverage of seventy-nine percent (79%).

Concurrent Variance Analysis (Lot Coverage)

Article XXII, Section 22.3.1 of the City of Sandy Springs Zoning Ordinance provides that variances may be granted upon a showing that:

A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purposes and intent of the Zoning Ordinance; or

B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Northside respectfully submits that both standards are met in this case.

A. The majority of the increase in lot coverage will be due to the construction of the new parking deck. The current zoning for the Interchange Tract already allows for the construction of a new office building in the approximate location of the proposed parking deck. Thus, this additional lot coverage was already contemplated in the existing zoning, and Northside is merely proposing to substitute a parking deck for the office building on this undeveloped portion of the Property.

There is an existing buffer of mature trees and shrubs along Peachtree Dunwoody Road from Hollis Cobb Circle to the Interchange entrance, which will provide ample screening for the parking garage. New trees and landscaping will be provided. Furthermore, the structure will be located 14 ft. below the grade of the street and 100 ft. back from the right of way, which will further reduce the visual impact of the deck. Accordingly, this requested relief is in harmony with the general purposes and intent of the Zoning Ordinance.

B. The requested variance relates to Northside's ability to respond to increased patient demand and to provide adequate parking for employees, patients, and visitors on its existing campus. The current lot coverage on the Property is approximately seventy-four percent (74%). With the development of the eight-story addition to the north tower of the hospital building and the construction of the ten-story parking deck as proposed in this application, the lot coverage will increase because the parking deck will be constructed partially on an area that currently is undeveloped. Given the irregular, triangular shape of the Property, the as-built conditions, and the topography of the Interchange Tract, there is no other way to provide the needed capacity on the Property to respond to increased patient demand or provide adequate parking without additions to the existing hospital building and the construction of a new a parking deck, which will increase the lot coverage.

For these reasons, denial of this request for a concurrent variance would create an unnecessary hardship not only for Northside but also for its patients and staff. Granting this relief will not cause a detriment to the public because existing screening and landscaping will be enhanced. Furthermore, stormwater management will be provided in accordance with all applicable regulatory requirements and additional stormwater capacity will be provided, thereby minimizing any impact of increased impervious surface.

Conclusion

Northside respectfully requests that this application, including the amendment to seek a concurrent variance, be granted.

Thank you for your assistance and consideration..

Very truly yours,



Sharon A. Gay

cc via email: Ms. Catherine Mercier-Baggett
Susan Sommers, Esq.
Mr. John Cummings
Mr. Carlos Washington